

City-wide Master Plan
Mayor and Council Public Hearing Summary
January 22, 2002

Issue	Person	Response
Carver Educational Services Center Issues		
Carver Center site should not be designated for CPD, because there is no benefit to City	Bob Bolcik, West End Citizens Assoc. Kate Savage Ted Reuther, College Gardens Civic Association Jim Reschovsky, Coalition for Responsible Use of School Land Isadora Paymer/Marc Strumpf Kate Ostell	Because it affords the Mayor and Council more land use and design review and control than other processes, staff recommends retention of the CPD designation. This allows specific site-related issues to be addressed.
Environmental setting of Carver Center will be threatened if site is developed intensely	Martha Hale, Plymouth Woods Condo Assoc.	Staff recommends text modification to address the setting to be preserved
MCPS headquarters should be located in office space in Town Center, or on another site	Martha Hale Isadora Paymer/Marc Strumpf Roy Lindgren	Staff does not support
Traffic impacts of more intensive use of site on residential streets	Martha Hale Greg Philbrick	Staff recommends no change as traffic impacts will be reviewed as part of a development proposal
Concern about future MCPS building and compatibility with surrounding neighborhoods	Bob Bolcik Martha Hale Kate Savage Ted Reuther Jim Reschovsky	The CPD process can address these issues by imposing conditions; staff recommend no change
The site should be preserved for educational use	Martha Hale Isadora Paymer/Marc Strumpf	Staff recommends clarifying text change about future uses
Historic designation of site should be included in CWMP	Ted Reuther Elizabeth Rodgers, HDC Martha Hale	Plan supports (p. 8-12)
Legacy of Carver High School and Carver Junior College should be preserved	Ted Reuther Bob Harris Elizabeth Rodgers	Plan supports (p. 8-12)
Support for land use recommendations in CWMP	Bob Harris, Holland & Knight, for MPCs	Plan supports (p. 2-17)
Preferred location for local	Bob Harris	Staff recommends

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government and educational facilities, including MCPS headquarters, Montgomery College Science Center, a museum dedicated to Carver High School history, government functions, Rock Terrace School and field use		clarifying text change
Delay historic designation until goals for future land use and preservation can be agreed upon	Bob Harris	Staff does not support
Retain portion of façade that is original	Bob Harris	Current Plan supports (p. 2-17), clarifying text to be added
Site should be developed with sensitivity to environmental setting and view of original school	Bob Harris	Staff recommends clarifying text change
Develop process to review development plans with community	Bob Harris	Staff recommends clarifying text change
Carver Center site should provide overflow parking for Montgomery College	Roy Lindgren	Staff does not support
Buckingham Property Issues		
PRU development inappropriate on Buckingham property and would not result in benefits desired	Bob Bolcik Kate Ostell West Citizen Petitioners	PRU development, appropriately designed to address concerns, would achieve the Plan objectives. Staff recommends clarifying text be added to address objectives if desired.
Support conventional zoning on Buckingham property, not PRU, possibly R-150 or R-S Zone	Bob Bolcik	Staff supports only if PRU option is not feasible. Plan objective of tree preservation less likely.
Character of development in a PRU (small lot sizes, greater lot coverage, smaller setbacks) is inappropriate on Buckingham property due to neighborhood compatibility issues	Bob Bolcik	Development standards are approved by the Mayor and Council, and can be modified to address concerns. Staff recommends clarifying text

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		be added if desired.
Lack of availability of parking in PRU could result in overflow in neighborhood	Bob Bolcik Matthew Shapiro	Issue to be addressed by specific PRU
No connection to Brent Road, delete phrase “unless there is no feasible way”	Bob Bolcik West End Petitioners	Plan currently supports no connection; No change recommended
Property does not technically meet 5-acre minimum	Bob Bolcik West End Petitioners	Applicants are not precluded from assembling properties; no text change recommended
Support PRU special development procedure on Buckingham property to preserve environmental features	Bill Kominers, Holland & Knight, for Elm Street Development & Wycliffe LC	Plan supports (p. 2-16)
Support conventional R-60 zoning, and not the existing R-S zoning on the property if the PRU procedure is not recommended	Bill Kominers	Only if site not designated for PRU, staff recommends less dense single family zone other than R-60. Tree preservation not likely.
Property should support smart growth objectives and neighborhood compatibility	Bill Kominers	Plan supports
Woodmont Country Club/East Jefferson Street Issues		
Oppose extension of East Jefferson Street through Woodmont Country Club property	Ronald Fisher Charlotte Joseph, Montrose Civic Assoc.	Plan as recommended by Planning Commission, supports
Residual land on Country Club property could be developed, exacerbating traffic problems	Ronald Fisher Martha Norman, Woodmont Overlook Homeowners Assoc.	Plan supports development of the entire property as CPD, which evaluates traffic impact
Industrial development should be prohibited and commercial development limited to areas adjacent to Wootton Parkway and Rockville Pike	Martha Norman Clifford Lanham	Staff recommends clarifying text
More than 20 percent of the site should be preserved as continuous open space	Martha Norman Clifford Lanham	Compliance with the Environmental Guidelines will likely result in preservation in excess of 20 percent
Plan should not include text regarding development of	Martha Norman	Staff recommends including

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Woodmont Country Club		recommendations on the future use of the property, even though it is not anticipated to develop, in order to have guidance in place should an unforeseen development be proposed
Preserve the natural assets of Woodmont Country Club property if developed	Martha Norman	Staff supports text change
Include significant buffer provision between future development on the Woodmont Country Club property and surrounding residential properties	Martha Norman	Staff supports text change
Provision of pedestrian and bikeway connection through the Woodmont Country Club property as part of redevelopment should be consistently referenced in other relevant places throughout the document (p. 11-44, 4-17, 4-32)	Barbara Sears/Erin Gerard, Linowes & Blocher, LLP for Woodmont Country Club Karen Voight, Village Green Condominium Earl Kendrick, Woodmont Spring Condominium Jerome Lewis, Woodmont Country Club	Staff recommends clarifying text
Traffic flow from development on Woodmont Country Club property should discourage commuter or through traffic on property and surrounding areas	Martha Norman Clifford Lanham	Staff recommends additional text to support discouraging through traffic in residential areas
Woodmont Country Club should only be developed as a limited access neighborhood	Martha Norman Clifford Lanham	Staff does not support
General Issues		
CWMP should use Census 2000 data	James Noonan	Staff recommends substitution of Census 2000 data for data in draft
Reference 1997 Smart Growth Areas Act (p. 1-3)	Edward Strocko, Maryland DOT	Staff recommends text change
Recommend a clear Implementation section	Edward Strocko	Staff recommends text change
Land Use Issues		

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Vision statement in Master Plan should represent thrust of all future planning in City	Thomas Curtis	Plan supports (p. 1-1)
Support for annexation of Sub-area 8 of North Bethesda potential expansion area	Charlotte Joseph	Plan supports (p. 3-5)
Transitions between O-1, O-2 and residential zones are insufficient	Frank Anastazi	Should be evaluated during an update of the West End neighborhood plan
Transition areas between commercial and residential properties, such as South Washington Street, needs further consideration	Carol Clifton	Should be evaluated during an update of the West End neighborhood plan
Development options listed (CPD, PRU with units other than SFD) that were considered for the Chestnut Lodge property are inappropriate and should be removed from text	Kate Ostell Bob Bolcik	The list includes options that were considered, and clearly states that the list does not include recommendations. No change recommended.
Master Plan and Land Use Map should be as accurate as possible	Dottie Thoms	Staff supports
Detention Center site and other properties should not be designated for CPD	Bob Bolcik	Zoning Ordinance currently permits CPD in the O-3 Zone and where recommended in the Master Plan
Historic Preservation Issues		
Historic district evaluation should occur before development proposal	Suzanne Fisher	Requires policy direction
Area plans should include identification and description of historic resources in each planning area	Suzanne Fisher	Staff supports; to be included in future neighborhood plans
Treat City-owned properties same as private properties, including evaluation of City properties in timely fashion	Suzanne Fisher	Requires policy direction
“Alternative Preservation Tools” should be titled “Additional Preservation Tools”, with appropriate descriptions	Suzanne Fisher	Staff supports
Historic resources on Critical Parcels should be evaluated as	Suzanne Fisher	Requires policy direction

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part of initial planning and not in response to development		
Historic district and Town Center areas should have appropriate streetlight fixtures	Andrea Hartranft, HDC	Staff recommends this be included as part of streetscape standards to be developed
Opposed to potential historic designation of South Washington Street properties (p. 8-11) due to limitations on property owners	William/Eleanor Glattly Rev. John McDuffie, Christ Episcopal Church Carol Clifton Frederick Schneider/Sally Stinner	Policy direction required. Note: recommendation does not mean properties meet criteria. Alternatively, this area could be considered as part of Historic Resources Plan update.
Potential closing of Vinson Street with parking garage and other future development in area inconsistent with potential historic designation	Frederick Schneider/Sally Stinner Carol Clifton William/Eleanor Glattly Rev. John McDuffie, Christ Episcopal Church	See above
Section should be added to West End section to state that it may be appropriate to rezone the properties to some commercial designation to reflect the changing character of the street	Frederick Schneider/Sally Stinner Carol Clifton William/Eleanor Glattly	Staff does not support any consideration of rezoning until the West End Neighborhood Plan is updated and reviewed, and then would likely be rezoned to O-2 only if placed in the Transitional Zone.
Chestnut Lodge property should be recommended to be designated historic, and include the Lodge itself, the entire frontage, the Little Lodge, the FFR cottage and Upper cottage	Kate Ostell Bob Bolcik	CWMP recommends designation of sites listed on the National Register of Historic Places but not in a City Historic District. Staff recommends clarifying text.
Zoning Issues		
Text changes to paragraph about zoning of the Malasky property, removing the provision that it not be highway oriented and that full access to the adjacent road system be provided	Kevin Fay	Staff does not support removal of highway-oriented provision, but recommends clarifying text regarding access to the property
Support for rezoning residual I-2 zoned land at Redland	Timothy Dugan, Shulman, Rogers, Gandal, Pordy &	Plan supports, no change necessary (p. 2-25)

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Technology Park	Ecker, for Redland Tech Center LLC Terry Peay, The Stephen A. Goldberg Company	
Support for text amendment in advance of rezoning residual land at Redland Technology Park to I-3	Timothy Dugan	Staff supports
Support for language added by Planning Commission regarding the need to review uses in the C-1 Zone	David Freishtat	Plan supports (p. 2-24)
Recommend reviewing the development standards of the I-3 Zone to allow more flexibility in design and parking, potentially as an optional method	David Freishtat	Policy direction required; could occur as part of Zoning Ordinance Update
100 South Adams Street should remain residentially zoned, and perhaps a park created in its place by the City	Bob Bolcik Sean Davis	Staff recommend be evaluated as part of neighborhood plan review
Environmental Issues		
Stormwater Management Pond in Glenora Park should not be constructed due to environmental impacts	Edward Crockett	Staff does not support; conflict with Watts Branch Watershed Management Plan
New state SWM regulations should be addressed in text	James Noonan, Maryland Dept of Planning	Staff supports text change with a general statement about the new regulations
Elaborate on implementation of recommendations for Habitats of Rare, Threatened or Endangered Species	James Noonan	Staff supports text addition
Concern about mitigation of roadway noise impacts on Wootton Parkway	James Kelly	Staff recommends language that noise should be addressed as part of future improvements
Plan should include specifics for noise reduction from I-270	Dottie Thoms	Staff does not recommend adding specific measures; CWMP could suggest further study
Future projects should be designed to avoid or minimize noise impacts (p. 427)	Edward Strocko	Staff recommends general statement as text addition
Increased paving area does not	Martha Hale	Staff recommends no text

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substitute for SWM		change
Plan should encourage efficient use of raw materials and natural resources	Matt Fleming, Maryland DNR	Staff supports text change re: Green Building and sustainability strategies
Transportation Issues		
Wootton Parkway should not be widened, due to safety concerns	Eric Nelson/Sarah Anders Mr./Mrs. Douglas Wink John/Jane Conway Edward Crockett Jan Doak James/Lisa Onken Liana Harvath Jon Oberg Dottie Thoms	Staff recommends preservation of right-of-way for future improvements, to be determined through study and a collaborative process with neighborhoods
Wootton Parkway should be widened to make traffic flow safer	Ted/Karen Earley	See above
Suggestion to allow employees to be paid for time spent working while taking public transportation	Jon Oberg	Concept could be explored in other venues
Support long term development of alternatives for improvements to Wootton Parkway	James Kelly	Staff supports
Delete par. 11-42 regarding use of Martha Lane as future road connection	Charlotte Joseph	Staff supports text change
Traffic impact of new development on streets in Town Center	Greg Philbrick, Woodley Gardens/West End HOA	City to monitor and address
New Mark Esplanade should be connected through to Monroe Street	Marcella Howell John Mistretta	May be evaluated in neighborhood plan review
CWMP should not modify the approved 1998 Bikeway Master Plan	Irwin Cohen	Staff recommends clarifying text to delineate relationship between Plans
Bikeway Master Plan map in CWMP does not conform with Bikeway Master Plan map	Irwin Cohen	Staff recommends change to map
Substitute text for “Bikeways” section (p. 4-11, 12)	Irwin Cohen	Staff does not recommend
Install permanent plug for South Adams Street at intersection with East Jefferson Street	Henry Boyce	Should be addressed outside of the City-wide Master Plan process
CWMP does not mention	Edward Strocko	Issue for the Town Center

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parking strategy		Master Plan, and can be added to other neighborhood plans as they are reviewed and/or developed
Neighborhood Planning Issues		
Concern about cut-through traffic and access problems in Fallsmead neighborhood	James Kelly	Staff recommends general text additions
Town Center should recreate an inviting friendly atmosphere similar to downtown Rockville before urban renewal	Thomas Curtis	Addressed by Town Center Master Plan
Montrose neighborhood cannot support recommendation that all students attend schools in Rockville clusters (p. 7-8)	Charlotte Joseph	No change necessary
Text changes to add subdivisions to text, a more accurate neighborhood description, and mention of adjacent neighborhoods outside City limits (P.A. 14)	Dottie Thoms	Staff supports text change
Returning streets to neighborhood streets	Dottie Thoms	Plan supports, no change required
Discussion of Lakewood Country Club future land use should be included in P.A. 14 section	Dottie Thoms	Staff supports text change consistent with Critical Parcels discussion
Plan should include reference to present and future land use of Karma Academy, as well as future expansions of other institutional uses in P.A. 14	Dottie Thoms	Staff supports text change
Recommend that neighborhood plan be prepared for P.A. 14	Dottie Thoms	Consistent with Planning Commission recommendation to establish schedules and priorities for neighborhood plans
Prepare neighborhood plan for Planning Area 5	Ted Reuther	See above
Factual text and map changes to p. 11-48 through 11-51 about Potomac Woods/Falls Orchard	Carl Peterson	Staff supports text change
Coordinated Planning Area	Bob Bolcik	Staff supports map change

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should be added to map on p. 11-17		
Parking concerns should be added to list of issues regarding institutional uses	Bob Bolcik	Staff recommends text change